

**RESUME'**  
A G E N D A

GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

SEPTEMBER 6, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE  
COMMISSIONERS BEARD, BANKSON, BRIETIGAM, NGUYEN, PAK  
Chair Chi joined the meeting at 7:05 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA  
Led by Commissioner Beard.

- A. ORAL COMMUNICATIONS - PUBLIC  
None.
- B. APPROVAL OF MINUTES: August 16, 2007  
Approved by seven ayes.
- C. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
- C.1. SITE PLAN NO. SP-428-07
- APPLICANT: KHANH QUOC DANG  
LOCATION: EAST SIDE OF TAFT STREET, NORTH OF WESTMINSTER AVENUE AT 13892 TAFT STREET
- REQUEST: To construct a two-story residential duplex that has a combined living area of 2,760 square feet, with two (2) attached, 434 square foot, two-car enclosed garages for each unit, on a 7,205 square foot lot. The site is in the R-3 (Multiple-Family Residential) zone.
- ACTION: Other than the applicant's representative, no one spoke in favor of or in opposition to the request. Resolution No. 5611 was approved by seven ayes. No further action unless appealed by September 27, 2007.

C.2. SITE PLAN NO. SP-424-07  
TENTATIVE PARCEL MAP NO. PM-2007-143  
VARIANCE NO. V-162-07

APPLICANT: CHAU HAN  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND  
LORNA STREET AT 12013 LORNA STREET

REQUEST: To subdivide an 18,077 square foot lot into two (2) parcels, Lot 1 will have a lot size of 8,700 square feet and Lot 2 will have a lot size of 7,839 square feet; Variance approval is required to allow Lot 2 to deviate from the minimum 60'-0" lot width requirement. The existing single-family home will remain on Lot 1, and a new two-story, single-family home will be constructed on Lot 2. The site is in the R-1 (Single-Family Residential) zone.

ACTION: Other than the applicant, no one spoke in favor of or in opposition to the request. Resolution No. 5599 was approved by seven ayes. No further action unless appealed by September 27, 2007.

C.3. SITE PLAN NO. SP-429-07  
VARIANCE NO. V-163-07

APPLICANT: JESSICA MYERS  
LOCATION: SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD  
AND EUCLID STREET AT 11162 GARDEN GROVE  
BOULEVARD

REQUEST: To construct an approximately 3,812 square foot multi-tenant commercial building on an approximately 18,263 square foot vacant lot, with associated parking and landscape improvements, in conjunction with Variance requests for reduced building setbacks and to develop a lot that does not meet the minimum lot size and street frontage requirements. The site is in the CCSP-CC44 (Community Center Specific Plan-Community Commercial District 44) zone.

ACTION: Other than the applicant/owner, no one spoke in favor of the request, one person spoke in opposition to the request, and three people spoke with concerns. One letter of opposition was written by Patricia Stark. The first motion for Resolution No. 5612 failed with a tie vote with Commissioners Beard, Breitigam and Pak voting no, and Commissioner Nguyen abstaining. A second motion, to continue the case to the next regularly scheduled Planning Commission meeting on Thursday, September 20th, 2007, was approved by seven ayes.

C.4. NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-112-06  
SITE PLAN NO. SP-399-06  
VARIANCE NO. V-142-06  
TENTATIVE TRACT MAP NO. TT-17036

APPLICANT: 8641 GARDEN, LLC  
LOCATION: NORTHEAST CORNER OF GARDEN GROVE BOULEVARD  
AND ADELLE STREET AT 8641 GARDEN GROVE  
BOULEVARD

REQUEST: To approve a one-year time extension for the approved  
entitlements under Site Plan No. SP-399-06, Variance  
No. V-142-06, and Tentative Tract Map No. TT-17036.  
The site is in the Planned Unit Development No. PUD-  
112-06 zone.

ACTION: Other than the applicant, no one spoke in favor of or in  
opposition to the request. Resolution No. 5613 was  
approved by seven ayes. No further action unless  
appealed by September 27, 2007.